HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

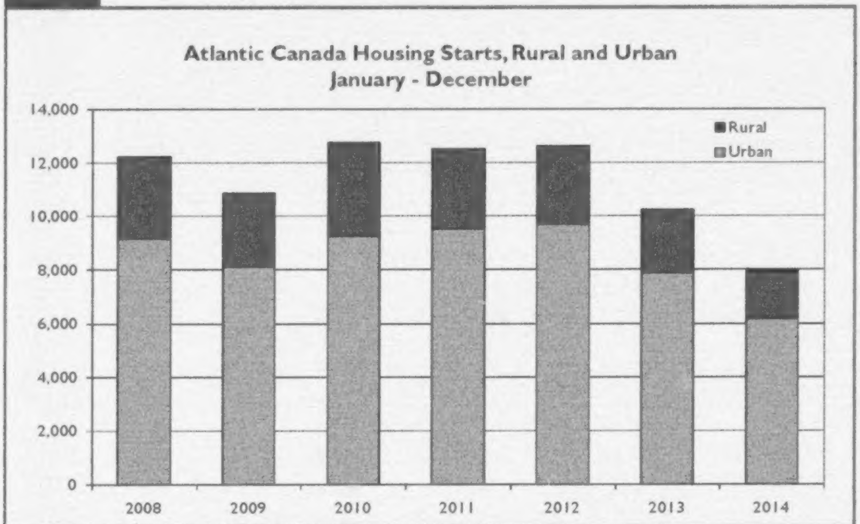
Date Released: First Quarter 2015

Fourth Quarter Housing Starts

Weaker economic conditions across the region in the fourth quarter resulted in continuing slower housing starts in Atlantic Canada, with a significant decline of 21 per cent compared to the fourth quarter 2013. Multiple-unit starts reported a sharper decrease of 33 per cent in the quarter, whereas singles declined 12 per cent.

Three of the four Atlantic Provinces showed year-over-year declines in single starts in the fourth quarter. This included a 36 per cent decrease in Newfoundland and Labrador (NL), a 28 per cent decline in New Brunswick (NB) and a nine per cent decline in Nova Scotia (NS). Only Prince Edward Island (PE) reported an increase, of 41 per cent in the fourth quarter.

Figure 1



Source: CMHC

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Figure 2

Source: CMHC

Overall, 2014 was a much weaker year then had been expected as economic factors including declines in employment and weaker population growth resulted in starts falling over 22 per cent. Declines were evident for all four provinces, with NL down 26 per cent, NS down 22 per cent and NB and PEI both reporting a drop of 20 per cent. Multiples reported a decline of 27 per cent, whereas singles were off by 18 per cent in 2014.

Urban Starts

Of the six large urban centres in Atlantic Canada, five reported declines in the fourth quarter. Charlottetown recorded the smallest decline at close to eight per cent. The other centres reporting a significant slowdown in activity for the quarter included Moncton, down 23 per cent, St John's down 40 per cent, Fredericton down 44 per cent and Saint John down 48 per cent. The one centre that was able to maintain positive growth in the quarter was Halifax, which was up over ten per cent as a result of a significant pick-up in apartment starts.

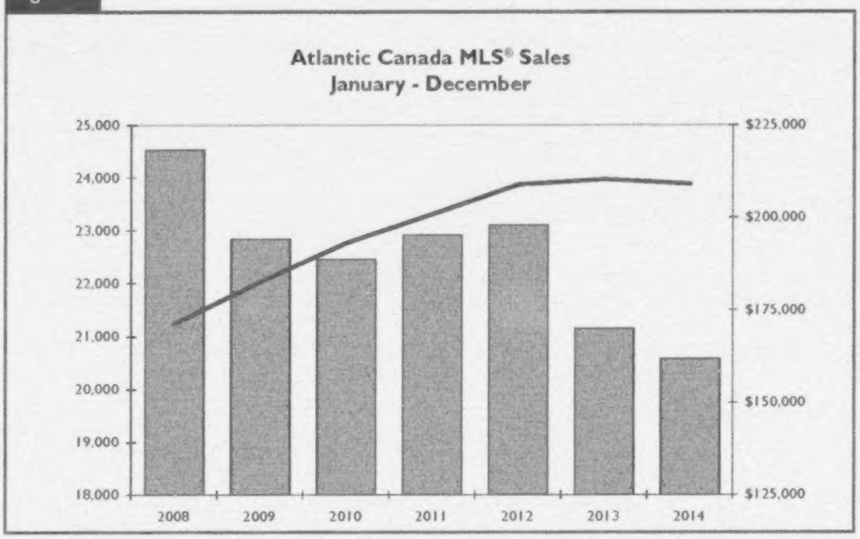
Of the smaller centres in the Atlantic region, a total of seven including Bay Roberts NL; Summerside PE; East Hants, Lunenburg, and Yartmouth NS; and Bathurst and Campbellton NB, reported higher starts activity in the fourth quarter compared to the fourth quarter of 2013. For the year, a total of twelve centers reported higher starts activity in 2014. This included Corner Brook and Gander NL; Summerside PE; Chester, East Hants, Lunenburg, New Glasgow, Queens RGM, West Hants MD, and Yarmouth NS; and Bathurst and Miramichi NB.

There were 792 completions in Atlantic Canada in the fourth quarter compared to 1,443 completions in the fourth quarter of 2013. In 2014, completions were down 32 per cent to 3,229 units from 4,733 units.

MLS® Market

MLS® sales in Atlantic Canada were up less than one per cent in the fourth quarter (unadjusted) compared to a year ago. Two of the four provinces, including PE up 12 per cent and NB up five per cent, reported increased sales activity. NS was stable and NL was down close to six per cent in the quarter. In 2014, sales declined close to three per cent as a result of declines of 3.2 per cent in PE, 3.6 per cent in NS and 4.7 per cent in NL.

Figure 3



Source: Canadian Real Estate Association - MLS® is a registered trademark of the Canadian Real Estate Association
MLS® Average Price: Price for each year unadjusted

After several years of declines sales stabilized in NB.

The average MLS® price in Atlantic Canada was down close to two per cent in the fourth quarter compared to the same period in 2013. Prices declined in three of the four provinces, including NL, with a decline of 3.4 per cent and NB and NS marginally down by 0.8 per cent. PE was up over 15 per cent in the fourth quarter. In 2014 prices were marginally down by 0.6 per cent as a result of declines of 0.8 per cent in NS and 0.5 per cent in NB. For the year, prices were marginally higher by 0.2 per cent in NL and increased five per cent in PE.

The number of new listings reported in the fourth quarter, on an unadjusted basis, decreased 1.3 per cent compared to the fourth quarter of 2013. For the year, the significant rise of 4.2 per cent in inventory was accompanied by weaker demand, as a result of higher out-migration tied to declines in employment. As a result, the overall level of housing inventory continued to grow on an annual basis.

Economic Factors

The labour force and employment were more positive in the fourth quarter in Atlantic Canada (seasonally adjusted) with the labour force stable and employment rising 0.4 per cent. At the end of the quarter, the overall unemployment rate in Atlantic Canada was down to 9.9 per cent compared to 10.1 per cent at the end of December 2013, as a result of the increase in employment compared to the labour force.

For the year, both labour force and employment declined 1.1 and 0.9 per cent, respectively. Part-time employment declined close to two per cent and full-time job creation was down 0.7 per cent.

The Atlantic population was down marginally in the fourth quarter. This was the result of a 0.7 per cent rise in PE and 0.1 per cent increase in NS being offset by a 0.1 per cent decrease in NB and larger decrease of 0.4 per cent in NL. For the year, the population of Atlantic Canada was down for the second year in a row, with a decline of 0.08 per cent or about 2,000 persons. The largest decline was reported in NB at 1,183 persons followed by NL at 1,057 persons. NS reported a decline of 353 persons. This was only partially offset by an increase of 643 persons in PE.

The most recent migration data for the third quarter was positive, with net migration reporting an increase of 1,607 persons as a result of a substantial increase of 3,754 international immigrants offsetting the smaller level of interprovincial out-migration of 2,147 persons. For the first three quarters of 2014, 6,841 people left Atlantic Canada to go elsewhere in the country. This was offset by international migration, as 7,545 people were estimated to have come to Atlantic Canada in the first three quarters of 2014, resulting in a total net gain of 704.

There were two provinces, NB and NL, which reported net migration declines of 205 and 1,292 people, respectively, for the first three quarters of 2014. PE reported an increase of 963 people and for NS, there was a larger increase of 1,238 people for the first three quarters of 2014.

The most recent data on retail sales remains positive for the year, up three per cent to the end of October 2014, with retail spending positive for the year in all four provinces. For NB, there was an increase in retail spending of 3.6 per cent, PE was up 3.3 per cent, NL rose 3.0 per cent, and finally NS was up 2.4 per cent to the end of October.

Weekly earnings were up 3.1 per cent in 2014. With the rate of inflation up close to two per cent across Atlantic Canada, real income growth is estimated to have increased close to one per cent in 2014.

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)
December 2014

Newfoundland and Labrador	November 2014	December 2014
Trend[1], urban centres[2]	1,538	1,448
SAAR, urban centres[2]	1,380	1,189
	December 2013	December 2014
Actual, urban centres[2]		
December - Single-Detached	124	85
December - Multiples	44	15
December - Total	168	100
January to December - Single-Detached	1,481	1,081
January to December - Multiples	543	415
January to December - Total	2,024	1,496

Table 1b: Housing Starts (SAAR and Trend)
December 2014

Prince Edward Island	November 2014	December 2014
Trend[1], urban centres[2]	361	319
SAAR, urban centres[2]	301	328
	December 2013	December 2014
Actual, urban centres[2]		
December - Single-Detached	11	20
December - Multiples	46	8
December - Total	57	28
January to December - Single-Detached	177	148
January to December - Multiples	325	186
January to December - Total	502	334

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1c: Housing Starts (SAAR and Trend) December 2014		
Nova Scotia	November 2014	December 2014
Trend[1], urban centres[2]	3,228	3,312
SAAR, urban centres[2]	3,148	2,790
	December 2013	December 2014
Actual, urban centres[2]		
December - Single-Detached	76	97
December - Multiples	28	130
December - Total	104	227
January to December - Single-Detached	1,266	1,062
January to December - Multiples	2,048	1,571
January to December - Total	3,314	2,633

Table 1d: Housing Starts (SAAR and Trend) December 2014		
New Brunswick	November 2014	December 2014
Trend[1], urban centres[2]	2,347	2,167
SAAR, urban centres[2]	1,851	1,076
	December 2013	December 2014
Actual, urban centres[2]		
December - Single-Detached	76	51
December - Multiples	117	28
December - Total	193	79
January to December - Single-Detached	863	801
January to December - Multiples	1,210	924
January to December - Total	2,073	1,725

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Atlantic Region Fourth Quarter 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2014	913	117	96	0	7	139	23	270	469	2,078
Q4 2013	966	190	95	0	0	56	49	593	675	2,632
% Change	-5.5	-38.4	1.1	n/a	n/a	148.2	-53.1	-54.5	-30.5	-21.0
Year-to-date 2014	3,021	519	252	0	31	278	157	1,854	1,774	7,962
Year-to-date 2013	3,686	630	298	8	27	218	190	2,848	2,347	10,260
% Change	-18.0	-17.6	-15.4	-100.0	14.8	27.5	-17.4	-34.9	-24.4	-22.4
UNDER CONSTRUCTION										
Q4 2014	2,162	348	351	0	62	499	133	3,001	1,029	7,658
Q4 2013	2,611	458	301	3	40	422	117	3,379	1,333	8,672
% Change	-17.2	-24.0	16.6	-100.0	55.0	18.2	13.7	-11.2	-22.8	-11.7
COMPLETIONS										
Q4 2014	1,012	173	26	0	2	199	68	486	514	2,480
Q4 2013	1,225	166	70	3	30	185	84	928	693	3,384
% Change	-17.4	4.2	-62.9	-100.0	-93.3	7.6	-19.0	-47.6	-25.8	-26.7
Year-to-date 2014	3,452	585	143	3	26	269	226	2,127	1,959	8,790
Year-to-date 2013	4,279	704	274	25	72	730	298	3,179	2,296	11,857
% Change	-19.3	-16.9	-47.8	-88.0	-63.9	-63.2	-24.2	-33.1	-14.7	-25.9
COMPLETED & NOT ABSORBED										
Q4 2014	207	66	42	0	19	183	n/a	n/a	n/a	517
Q4 2013	195	66	79	0	17	124	n/a	n/a	n/a	481
% Change	6.2	0.0	-46.8	n/a	11.8	47.6	n/a	n/a	n/a	7.5
ABSORBED										
Q4 2014	734	144	39	0	7	119	n/a	n/a	n/a	1,043
Q4 2013	899	142	47	3	37	191	n/a	n/a	n/a	1,319
% Change	-18.4	1.4	-17.0	-100.0	-81.1	-37.7	n/a	n/a	n/a	-20.9
Year-to-date 2014	2,648	476	164	1	15	178	n/a	n/a	n/a	3,482
Year-to-date 2013	3,306	604	257	25	77	665	n/a	n/a	n/a	4,934
% Change	-19.9	-21.2	-36.2	-96.0	-80.5	-73.2	n/a	n/a	n/a	-29.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador Fourth Quarter 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2014	306	7	7	0	7	16	0	36	167	553
Q4 2013	413	6	15	0	0	56	14	150	207	861
% Change	-25.9	16.7	-53.3	n/a	n/a	-71.4	-100.0	-76.0	-19.3	-35.8
Year-to-date 2014	1,081	29	26	0	20	72	35	220	623	2,119
Year-to-date 2013	1,475	14	34	6	0	100	25	370	838	2,862
% Change	-26.7	107.1	-23.5	-100.0	n/a	-28.0	40.0	-40.5	-25.7	-26.0
UNDER CONSTRUCTION										
Q4 2014	951	18	32	0	30	197	45	226	383	1,895
Q4 2013	1,237	8	20	1	7	181	26	353	484	2,317
% Change	-23.1	125.0	60.0	-100.0	**	8.8	73.1	-36.0	-20.9	-18.2
COMPLETIONS										
Q4 2014	399	3	3	0	0	40	0	134	194	773
Q4 2013	441	6	3	3	10	12	0	60	274	809
% Change	-9.5	-50.0	0.0	-100.0	-100.0	**	n/a	123.3	-29.2	-4.4
Year-to-date 2014	1,362	21	9	1	2	56	16	343	673	2,483
Year-to-date 2013	1,613	24	62	25	26	214	13	337	999	3,313
% Change	-15.6	-12.5	-85.5	-96.0	-92.3	-73.8	23.1	1.8	-32.6	-25.1
COMPLETED & NOT ABSORBED										
Q4 2014	63	2	2	0	5	13	n/a	n/a	na	85
Q4 2013	35	2	0	0	8	28	n/a	n/a	na	73
% Change	80.0	0.0	n/a	n/a	-37.5	-53.6	n/a	n/a	n/a	16.4
ABSORBED										
Q4 2014	330	2	3	0	2	42	n/a	n/a	na	379
Q4 2013	364	4	3	3	11	8	n/a	n/a	na	393
% Change	-9.3	-50.0	0.0	-100.0	-81.8	**	n/a	n/a	n/a	-3.6
Year-to-date 2014	1,142	6	7	1	5	71	n/a	n/a	na	1,232
Year-to-date 2013	1,348	12	66	25	26	172	n/a	n/a	na	1,649
% Change	-15.3	-50.0	-89.4	-96.0	-80.8	-58.7	n/a	n/a	n/a	-25.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Prince Edward Island
Fourth Quarter 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2014	46	8	19	0	0	24	0	12	57	166
Q4 2013	45	16	6	0	0	0	0	37	6	118
% Change	2.2	-50.0	**	n/a	n/a	n/a	n/a	-67.6	**	40.7
Year-to-date 2014	148	40	28	0	0	24	8	86	177	511
Year-to-date 2013	174	54	10	0	0	46	15	195	134	636
% Change	-14.9	-25.9	180.0	n/a	n/a	-47.8	-46.7	-55.9	32.1	-19.7
UNDER CONSTRUCTION										
Q4 2014	91	20	25	0	0	24	0	68	104	332
Q4 2013	101	18	10	0	0	81	4	168	59	449
% Change	-9.9	11.1	150.0	n/a	n/a	-70.4	-100.0	-59.5	76.3	-26.1
COMPLETIONS										
Q4 2014	58	18	0	0	0	24	8	40	42	190
Q4 2013	51	16	0	0	12	0	17	18	42	156
% Change	13.7	12.5	n/a	n/a	-100.0	n/a	-52.9	122.2	0.0	21.8
Year-to-date 2014	154	30	3	0	0	46	28	186	124	571
Year-to-date 2013	180	62	4	0	24	0	49	189	160	668
% Change	-14.4	-51.6	-25.0	n/a	-100.0	n/a	-42.9	-1.6	-22.5	-14.5
COMPLETED & NOT ABSORBED										
Q4 2014	26	2	0	0	0	8	n/a	n/a	na	36
Q4 2013	22	2	0	0	0	0	n/a	n/a	na	24
% Change	18.2	0.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	50.0
ABSORBED										
Q4 2014	40	10	0	0	1	34	n/a	n/a	na	85
Q4 2013	34	18	0	0	12	0	n/a	n/a	na	64
% Change	17.6	-44.4	n/a	n/a	-91.7	n/a	n/a	n/a	n/a	32.8
Year-to-date 2014	136	18	2	0	1	38	n/a	n/a	na	195
Year-to-date 2013	174	57	4	0	24	7	n/a	n/a	na	266
% Change	-21.8	-68.4	-50.0	n/a	-95.8	**	n/a	n/a	n/a	-26.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Nova Scotia Fourth Quarter 2014										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2014	320	46	33	0	0	95	15	140	132	818
Q4 2013	287	84	48	0	0	0	23	179	283	904
% Change	11.5	-45.2	-31.3	n/a	n/a	n/a	-34.8	-21.8	-53.4	-9.5
Year-to-date 2014	1,022	186	118	0	0	166	81	1,008	423	3,056
Year-to-date 2013	1,221	292	163	2	0	72	93	1,471	605	3,919
% Change	-16.3	-36.3	-27.6	-100.0	n/a	130.6	-12.9	-31.5	-30.1	-22.0
UNDER CONSTRUCTION										
Q4 2014	635	130	174	0	0	238	71	1,976	278	3,551
Q4 2013	716	186	159	2	0	104	72	2,073	422	3,734
% Change	-11.3	-30.1	9.4	-100.0	n/a	128.8	-1.4	-4.7	-34.1	-4.9
COMPLETIONS										
Q4 2014	271	44	6	0	0	60	42	246	123	792
Q4 2013	480	84	38	0	8	161	42	506	124	1,443
% Change	-43.5	-47.6	-84.2	n/a	-100.0	-62.7	0.0	-51.4	-0.8	-45.1
Year-to-date 2014	1,098	222	73	2	6	92	128	1,044	564	3,229
Year-to-date 2013	1,576	286	104	0	20	438	160	1,723	426	4,733
% Change	-30.3	-22.4	-29.8	n/a	-70.0	-79.0	-20.0	-39.4	32.4	-31.8
COMPLETED & NOT ABSORBED										
Q4 2014	85	23	22	0	3	51	n/a	n/a	na	184
Q4 2013	89	31	40	0	0	0	n/a	n/a	na	160
% Change	-4.5	-25.8	-45.0	n/a	n/a	n/a	n/a	n/a	n/a	15.0
ABSORBED										
Q4 2014	143	32	22	0	3	9	n/a	n/a	na	209
Q4 2013	306	56	23	0	14	177	n/a	n/a	na	576
% Change	-53.3	-42.9	-4.3	n/a	-78.6	-94.9	n/a	n/a	n/a	-63.7
Year-to-date 2014	663	156	87	0	3	9	n/a	n/a	na	918
Year-to-date 2013	1,021	197	83	0	20	438	n/a	n/a	na	1,759
% Change	-35.1	-20.8	4.8	n/a	-85.0	-97.9	n/a	n/a	n/a	-47.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1d: Housing Activity Summary of New Brunswick Fourth Quarter 2014										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2014	241	56	37	0	0	4	8	82	113	541
Q4 2013	221	84	26	0	0	0	12	227	179	749
% Change	9.0	-33.3	42.3	n/a	n/a	n/a	-33.3	-63.9	-36.9	-27.8
Year-to-date 2014	770	264	80	0	11	16	33	540	551	2,276
Year-to-date 2013	816	270	91	0	27	0	57	812	770	2,843
% Change	-5.6	-2.2	-12.1	n/a	-59.3	n/a	-42.1	-33.5	-28.4	-19.9
UNDER CONSTRUCTION										
Q4 2014	485	180	120	0	32	40	17	731	264	1,880
Q4 2013	557	246	112	0	33	56	15	785	368	2,172
% Change	-12.9	-26.8	7.1	n/a	-3.0	-28.6	13.3	-6.9	-28.3	-13.4
COMPLETIONS										
Q4 2014	284	108	17	0	2	75	18	66	155	725
Q4 2013	253	60	29	0	0	12	25	344	253	976
% Change	12.3	80.0	-41.4	n/a	n/a	**	-28.0	-80.8	-38.7	-25.7
Year-to-date 2014	838	312	58	0	18	75	54	554	598	2,507
Year-to-date 2013	910	332	104	0	2	78	76	930	711	3,143
% Change	-7.9	-6.0	-44.2	n/a	**	-3.8	-28.9	-40.4	-15.9	-20.2
COMPLETED & NOT ABSORBED										
Q4 2014	33	39	18	0	11	111	n/a	n/a	na	212
Q4 2013	49	31	39	0	9	96	n/a	n/a	na	224
% Change	-32.7	25.8	-53.8	n/a	22.2	15.6	n/a	n/a	n/a	-5.4
ABSORBED										
Q4 2014	221	100	14	0	1	34	n/a	n/a	na	370
Q4 2013	195	64	21	0	0	6	n/a	n/a	na	286
% Change	13.3	56.3	-33.3	n/a	n/a	**	n/a	n/a	n/a	29.4
Year-to-date 2014	707	296	68	0	6	60	n/a	n/a	na	1,137
Year-to-date 2013	763	338	104	0	7	48	n/a	n/a	na	1,260
% Change	-7.3	-12.4	-34.6	n/a	-14.3	25.0	n/a	n/a	n/a	-9.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Atlantic Region 2005 - 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	3,021	519	252	0	31	278	157	1,854	1,774	7,962
% Change	-18.0	-17.6	-15.4	-100.0	14.8	27.5	-17.4	-34.9	-24.4	-22.4
2013	3,686	630	298	8	27	218	190	2,848	2,347	10,260
% Change	-20.0	-28.2	-65.5	**	-70.3	-47.6	-17.0	9.4	-20.6	-18.9
2012	4,606	878	865	2	91	416	229	2,604	2,956	12,647
% Change	3.6	7.3	-5.3	0.0	26.4	31.6	29.4	-6.4	-1.4	1.0
2011	4,444	818	913	2	72	316	177	2,783	2,999	12,524
% Change	-13.9	1.2	29.0	-88.9	26.3	38.0	-4.8	31.0	-13.8	-1.9
2010	5,163	808	708	18	57	229	186	2,124	3,479	12,772
% Change	5.6	9.8	42.2	**	-54.8	-16.1	13.4	48.2	25.6	17.2
2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094

Source: CMHC (Starts and Completions Survey)

Table 1.3a: History of Housing Starts of Newfoundland and Labrador 2005 - 2014										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	1,081	29	26	0	20	72	35	220	623	2,119
% Change	-26.7	107.1	-23.5	-100.0	n/a	-28.0	40.0	-40.5	-25.7	-26.0
2013	1,475	14	34	6	0	100	25	370	838	2,862
% Change	-4.7	-46.2	-94.4	n/a	-100.0	-54.5	**	**	-37.5	-26.3
2012	1,547	26	610	0	47	220	6	88	1,341	3,885
% Change	-1.8	85.7	16.9	-100.0	-4.1	182.1	-89.8	**	15.0	11.4
2011	1,576	14	522	2	49	78	59	22	1,166	3,488
% Change	-9.7	-46.2	71.1	-88.9	104.2	**	-10.6	-8.3	-16.3	-3.3
2010	1,746	26	305	18	24	4	66	24	1,393	3,606
% Change	5.2	-18.8	58.0	**	-36.8	-81.0	**	-61.3	34.6	18.0
2009	1,659	32	193	3	38	21	14	62	1,035	3,057
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Prince Edward Island 2005 - 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	148	40	28	0	0	24	8	86	177	511
% Change	-14.9	-25.9	180.0	n/a	n/a	-47.8	-46.7	-55.9	32.1	-19.7
2013	174	54	10	0	0	46	15	195	134	636
% Change	-27.8	-28.9	150.0	n/a	-100.0	31.4	-48.3	-27.8	-48.9	-32.4
2012	241	76	4	0	24	35	29	270	262	941
% Change	2.6	35.7	-88.2	n/a	n/a	n/a	**	-19.4	-3.3	0.1
2011	235	56	34	0	0	0	9	335	271	940
% Change	-13.6	-3.4	-32.0	n/a	n/a	n/a	**	58.8	65.2	24.3
2010	272	58	50	0	0	0	1	211	164	756
% Change	-6.8	26.1	42.9	n/a	-100.0	-100.0	-91.7	-13.2	-10.9	-13.8
2009	292	46	35	0	19	46	12	243	184	877
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Nova Scotia 2005 - 2014										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	1,022	186	118	0	0	166	81	1,008	423	3,056
% Change	-16.3	-36.3	-27.6	-100.0	n/a	130.6	-12.9	-31.5	-30.1	-22.0
2013	1,221	292	163	2	0	72	93	1,471	605	3,919
% Change	-30.9	-21.1	31.5	0.0	-100.0	-55.3	-17.0	7.4	1.3	-13.3
2012	1,768	370	124	2	18	161	112	1,370	597	4,522
% Change	11.0	6.3	-27.9	n/a	50.0	2.5	67.2	-20.6	4.9	-2.6
2011	1,593	348	172	0	12	157	67	1,726	569	4,644
% Change	-14.5	20.0	3.0	n/a	n/a	60.2	19.6	62.4	-26.2	7.8
2010	1,864	290	167	0	0	98	56	1,063	771	4,309
% Change	12.7	17.9	21.9	n/a	-100.0	22.5	100.0	69.5	18.4	25.3
2009	1,654	246	137	0	15	80	28	627	651	3,438
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775

Source: CMHC (Starts and Completions Survey)

Table 1.3d: History of Housing Starts of New Brunswick 2005 - 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	770	264	80	0	11	16	33	540	551	2,276
% Change	-5.6	-2.2	-12.1	n/a	-59.3	n/a	-42.1	-33.5	-28.4	-19.9
2013	816	270	91	0	27	0	57	812	770	2,843
% Change	-22.3	-33.5	-28.3	n/a	**	n/a	-30.5	-7.3	1.9	-13.8
2012	1,050	406	127	0	2	0	82	876	756	3,299
% Change	1.0	1.5	-31.4	n/a	-81.8	-100.0	95.2	25.1	-23.9	-4.4
2011	1,040	400	185	0	11	81	42	700	993	3,452
% Change	-18.8	-7.8	-0.5	n/a	-66.7	-36.2	-33.3	-15.3	-13.7	-15.8
2010	1,281	434	186	0	33	127	63	826	1,151	4,101
% Change	-0.2	5.3	39.8	n/a	-38.9	0.8	-42.7	64.9	27.7	16.5
2009	1,284	412	133	0	54	126	110	501	901	3,521
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador Fourth Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	% Change
Centres 100,000+											
St. John's	265	337	5	2	7	21	55	196	332	556	-40.3
Centres 10,000 - 49,999											
Bay Roberts	14	20	0	0	7	0	0	0	21	20	5.0
Corner Brook	13	15	2	2	0	0	2	0	17	17	0.0
Gander	8	28	0	2	0	0	2	8	10	38	-73.7
Grand Falls-Windsor	6	13	0	0	0	8	0	2	6	23	-73.9
Total Newfoundland & Labrador (10,000+)	306	413	7	6	14	29	59	206	386	654	-41.0

Table 2.1a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador January - December 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
St. John's	907	1,243	15	4	43	40	265	447	1,230	1,734	-29.1
Centres 10,000 - 49,999											
Bay Roberts	50	66	4	2	13	3	1	0	68	71	-4.2
Corner Brook	47	47	8	6	0	0	20	4	75	57	31.6
Gander	48	59	2	2	23	0	13	13	86	74	16.2
Grand Falls-Windsor	29	66	0	0	8	16	0	6	37	88	-58.0
Total Newfoundland & Labrador (10,000+)	1,081	1,481	29	14	87	59	299	470	1,496	2,024	-26.1

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Prince Edward Island Fourth Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	42	41	6	14	0	6	42	37	90	98	-8.2
Centres 10,000 - 49,999											
Summerside	4	4	2	2	13	8	0	0	19	14	35.7
Total Prince Edward Island (10,000+)	46	45	8	16	13	14	42	37	109	112	-2.7

Table 2.1b: Starts by Submarket and by Dwelling Type Prince Edward Island January - December 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	138	160	22	46	9	14	90	218	259	438	-40.9
Centres 10,000 - 49,999											
Summerside	10	17	18	8	21	16	26	23	75	64	17.2
Total Prince Edward Island (10,000+)	148	177	40	54	30	30	116	241	334	502	-33.5

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia Fourth Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	% Change
Centres 100,000+											
Halifax	121	137	16	26	31	52	228	144	396	359	10.3
Centres 50,000 - 99,999											
Cape Breton	39	29	20	20	3	0	0	1	62	50	24.0
Centres 10,000 - 49,999											
Chester MD	0	0	0	0	0	0	0	0	0	0	n/a
East Hants MD	20	26	2	2	8	0	39	5	69	33	109.1
Kentville C.A.	4	14	0	6	0	4	0	12	4	36	-88.9
Kings Subd A SC	15	17	2	4	0	0	0	0	17	21	-19.0
Lunenburg MD	82	29	0	0	0	0	0	0	82	29	182.8
New Glasgow	8	9	0	14	0	0	0	6	8	29	-72.4
Queens RGM	4	5	0	0	0	0	0	0	4	5	-20.0
Truro	19	23	6	10	4	0	0	10	29	43	-32.6
West Hants MD	11	10	0	2	0	0	0	1	11	13	-15.4
Yarmouth MD	4	3	0	0	0	0	0	0	4	3	33.3
Total Nova Scotia (10,000+)	327	302	46	84	46	56	267	179	686	621	10.5

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia January - December 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Halifax	511	678	70	120	112	167	1,064	1,474	1,757	2,439	-28.0
Centres 50,000 - 99,999											
Cape Breton	106	114	64	86	3	3	0	2	173	205	-15.6
Centres 10,000 - 49,999											
Chester MD	33	28	0	0	0	0	0	0	33	28	17.9
East Hants MD	77	73	14	6	27	0	39	19	157	98	60.2
Kentville C.A.	20	50	4	20	0	20	40	20	64	110	-41.8
Kings Subd A SC	45	57	10	12	0	0	0	0	55	69	-20.3
Lunenburg MD	92	66	0	0	0	0	0	0	92	66	39.4
New Glasgow	24	33	12	20	4	13	68	9	108	75	44.0
Queens RGM	17	11	0	0	0	0	0	0	17	11	54.5
Truro	78	105	14	26	7	10	14	18	113	159	-28.9
West Hants MD	47	42	0	2	0	0	1	1	48	45	6.7
Yarmouth MD	12	9	0	0	4	0	0	0	16	9	77.8
Total Nova Scotia (10,000+)	1,062	1,266	188	292	157	213	1,226	1,543	2,633	3,314	-20.5

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type
New Brunswick
Fourth Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	% Change
Centres 100,000+											
Saint John	38	36	0	2	0	7	0	28	38	73	-47.9
Moncton	98	73	46	76	11	3	22	78	177	230	-23.0
Centres 50,000 - 99,999											
Fredericton	72	89	8	6	0	13	42	111	122	219	-44.3
Centres 10,000 - 49,999											
Bathurst	17	16	4	0	4	3	16	0	41	19	115.8
Campbellton	3	2	0	0	0	0	0	0	3	2	50.0
Edmundston	2	7	0	0	0	0	4	10	6	17	-64.7
Miramichi	17	10	0	0	0	0	24	0	41	10	**
Total New Brunswick (10,000+)	247	233	58	84	15	26	108	227	428	570	-24.9

Table 2.1d: Starts by Submarket and by Dwelling Type
New Brunswick
January - December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Saint John	127	140	20	26	10	15	79	95	236	276	-14.5
Moncton	262	258	212	218	29	39	349	396	852	911	-6.5
Centres 50,000 - 99,999											
Fredericton	266	318	20	20	14	56	98	279	398	673	-40.9
Centres 10,000 - 49,999											
Bathurst	56	58	10	6	4	6	27	5	97	75	29.3
Campbellton	16	16	0	0	0	0	0	4	16	20	-20.0
Edmundston	13	27	2	0	4	10	16	10	35	47	-25.5
Miramichi	61	46	2	2	0	0	28	23	91	71	28.2
Total New Brunswick (10,000+)	801	863	266	272	61	126	597	812	1,725	2,073	-16.8

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
St. John's	7	15	0	6	16	56	32	140
Centres 10,000 - 49,999								
Bay Roberts	7	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	2	0
Gander	0	0	0	0	0	0	2	8
Grand Falls-Windsor	0	0	0	8	0	0	0	2
Total Newfoundland & Labrador (10,000+)	14	15	0	14	16	56	36	150

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	33	34	4	6	56	96	202	351
Centres 10,000 - 49,999								
Bay Roberts	13	0	0	3	0	0	1	0
Corner Brook	0	0	0	0	16	4	4	0
Gander	0	0	23	0	0	0	13	13
Grand Falls-Windsor	0	0	8	16	0	0	0	6
Total Newfoundland & Labrador (10,000+)	46	34	35	25	72	100	220	370

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Fourth Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 50,000 - 99,999								
Charlottetown	0	6	0	0	30	0	12	37
Centres 10,000 - 49,999								
Summerside	13	0	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	13	6	0	0	30	0	12	37

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - December 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	9	10	0	4	30	46	60	172
Centres 10,000 - 49,999								
Summerside	13	0	8	8	0	0	26	23
Total Prince Edward Island (10,000+)	22	10	8	12	30	46	86	195

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Fourth Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
Halifax	26	48	0	4	95	0	101	144
Centres 50,000 - 99,999								
Cape Breton	3	0	0	0	0	0	0	1
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	8	0	0	0	39	5
Kentville C.A.	0	0	0	4	0	0	0	12
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	0	6
Queens RGM	0	0	0	0	0	0	0	0
Truro	4	0	0	0	0	0	0	10
West Hants MD	0	0	0	0	0	0	0	1
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	33	48	8	8	95	0	140	179

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	99	163	8	4	166	72	854	1,402
Centres 50,000 - 99,999								
Cape Breton	3	0	0	3	0	0	0	2
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	27	0	0	0	39	19
Kentville C.A.	0	0	0	20	0	0	40	20
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	4	13	0	0	68	9
Queens RGM	0	0	0	0	0	0	0	0
Truro	4	0	0	10	8	0	6	18
West Hants MD	0	0	0	0	0	0	1	1
Yarmouth MD	4	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	110	163	39	50	174	72	1,008	1,471

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick Fourth Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
Saint John	0	7	0	0	0	0	0	28
Moncton	11	3	0	0	6	0	16	78
Centres 50,000 - 99,999								
Fredericton	0	13	0	0	0	0	42	111
Centres 10,000 - 49,999								
Bathurst	4	3	0	0	16	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	4	0	0	10
Miramichi	0	0	0	0	0	0	24	0
Total New Brunswick (10,000+)	15	26	0	0	26	0	82	227

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick January - December 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	10	15	0	0	0	0	79	95
Moncton	29	39	0	0	25	0	324	396
Centres 50,000 - 99,999								
Fredericton	3	46	0	10	12	0	86	279
Centres 10,000 - 49,999								
Bathurst	4	6	0	0	16	0	11	5
Campbellton	0	0	0	0	0	0	0	4
Edmundston	4	10	0	0	4	0	12	10
Miramichi	0	0	0	0	0	0	28	23
Total New Brunswick (10,000+)	50	116	0	10	57	0	540	812

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Newfoundland and Labrador Fourth Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
St. John's	270	354	23	56	32	146	332	556
Centres 10,000 - 49,999								
Bay Roberts	21	20	0	0	0	0	21	20
Corner Brook	15	17	0	0	2	0	17	17
Gander	8	30	0	0	2	8	10	38
Grand Falls-Windsor	6	13	0	0	0	10	6	23
Total Newfoundland & Labrador (10,000+)	320	434	23	56	36	164	386	654

Table 2.5a: Starts by Submarket and by Intended Market Newfoundland and Labrador January - December 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	935	1,275	76	102	206	357	1,230	1,734
Centres 10,000 - 49,999								
Bay Roberts	67	68	0	0	1	3	68	71
Corner Brook	55	53	16	4	4	0	75	57
Gander	50	61	0	0	36	13	86	74
Grand Falls-Windsor	29	66	0	0	8	22	37	88
Total Newfoundland & Labrador (10,000+)	1,136	1,523	92	106	255	395	1,496	2,024

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Prince Edward Island
Fourth Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 50,000 - 99,999								
Charlottetown	54	61	24	0	12	37	90	98
Centres 10,000 - 49,999								
Summerside	19	6	0	0	0	0	19	14
Total Prince Edward Island (10,000+)	73	67	24	0	12	37	109	112

Table 2.5b: Starts by Submarket and by Intended Market
Prince Edward Island
January - December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	175	216	24	46	60	176	259	438
Centres 10,000 - 49,999								
Summerside	41	22	0	0	34	34	75	64
Total Prince Edward Island (10,000+)	216	238	24	46	94	210	334	502

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Nova Scotia Fourth Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
Halifax	156	208	95	0	108	151	396	359
Centres 50,000 - 99,999								
Cape Breton	62	45	0	0	0	5	62	50
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	22	28	0	0	47	5	69	33
Kentville C.A.	4	20	0	0	0	16	4	36
Kings Subd A SC	17	21	0	0	0	0	17	21
Lunenburg MD	82	29	0	0	0	0	82	29
New Glasgow	8	21	0	0	0	8	8	29
Queens RGM	4	5	0	0	0	0	4	5
Truro	29	27	0	0	0	16	29	43
West Hants MD	11	12	0	0	0	1	11	13
Yarmouth MD	4	3	0	0	0	0	4	3
Total Nova Scotia (10,000+)	399	419	95	0	155	202	686	621

Table 2.5c: Starts by Submarket and by Intended Market Nova Scotia January - December 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	654	953	166	72	888	1,414	1,757	2,439
Centres 50,000 - 99,999								
Cape Breton	172	195	0	0	1	10	173	205
Centres 10,000 - 49,999								
Chester MD	33	28	0	0	0	0	33	28
East Hants MD	89	77	0	2	68	19	157	98
Kentville C.A.	24	70	0	0	40	40	64	110
Kings Subd A SC	55	69	0	0	0	0	55	69
Lunenburg MD	92	66	0	0	0	0	92	66
New Glasgow	32	47	0	0	76	28	108	75
Queens RGM	17	11	0	0	0	0	17	11
Truro	102	119	0	0	8	40	113	159
West Hants MD	40	32	0	0	8	13	48	45
Yarmouth MD	16	9	0	0	0	0	16	9
Total Nova Scotia (10,000+)	1,326	1,676	166	74	1,089	1,564	2,633	3,314

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Fourth Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
Saint John	35	42	0	0	3	31	38	73
Moncton	161	148	0	0	16	82	177	230
Centres 50,000 - 99,999								
Fredericton	77	103	0	0	45	116	122	219
Centres 10,000 - 49,999								
Bathurst	41	19	0	0	0	0	41	19
Campbellton	2	2	0	0	1	0	3	2
Edmundston	2	7	4	0	0	10	6	17
Miramichi	16	10	0	0	25	0	41	10
Total New Brunswick (10,000+)	334	331	4	0	90	239	428	570

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - December 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	151	176	0	0	85	100	236	276
Moncton	507	484	11	8	334	419	852	911
Centres 50,000 - 99,999								
Fredericton	276	353	12	15	99	305	398	673
Centres 10,000 - 49,999								
Bathurst	86	69	0	0	11	6	97	75
Campbellton	15	15	0	0	1	5	16	20
Edmundston	19	32	4	4	12	11	35	47
Miramichi	60	48	0	0	31	23	91	71
Total New Brunswick (10,000+)	1,114	1,177	27	27	573	869	1,725	2,073

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
Fourth Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	% Change
Centres 100,000+											
St. John's	353	371	2	6	3	13	170	59	528	449	17.6
Centres 10,000 - 49,999											
Bay Roberts	13	19	0	0	0	0	1	0	14	19	-26.3
Corner Brook	11	18	0	0	0	0	1	4	12	22	-45.5
Gander	10	14	1	0	0	0	2	3	13	17	-23.5
Grand Falls-Windsor	12	22	0	0	0	0	0	6	12	28	-57.1
Total Newfoundland & Labrador (10,000+)	399	444	3	6	3	13	174	72	579	535	8.2

Table 3.1a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
January - December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
St. John's	1,171	1,377	8	18	9	41	385	513	1,573	1,949	-19.3
Centres 10,000 - 49,999											
Bay Roberts	55	84	4	2	0	9	1	0	60	95	-36.8
Corner Brook	46	49	8	8	0	0	1	55	55	112	-50.9
Gander	52	57	3	0	0	0	12	11	67	68	-1.5
Grand Falls-Windsor	39	71	0	2	16	0	0	17	55	90	-38.9
Total Newfoundland & Labrador (10,000+)	1,363	1,638	23	30	25	50	399	596	1,810	2,314	-21.8

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Prince Edward Island
Fourth Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	54	47	8	26	0	17	64	18	126	108	16.7
Centres 10,000 - 49,999											
Summerside	4	4	10	2	8	0	0	0	22	6	**
Total Prince Edward Island (10,000+)	58	51	18	28	8	17	64	18	148	114	29.8

Table 3.1b: Completions by Submarket and by Dwelling Type
Prince Edward Island
January - December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	142	168	22	70	11	41	210	167	385	446	-13.7
Centres 10,000 - 49,999											
Summerside	12	16	12	8	16	16	22	22	62	62	0.0
Total Prince Edward Island (10,000+)	154	184	34	78	27	57	232	189	447	508	-12.0

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Nova Scotia
Fourth Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	% Change
Centres 100,000+											
Halifax	123	318	16	38	23	52	302	665	464	1,073	-56.8
Centres 50,000 - 99,999											
Cape Breton	24	29	18	24	0	3	0	0	42	56	-25.0
Centres 10,000 - 49,999											
Chester MD	11	10	0	0	0	0	0	0	11	10	10.0
East Hants MD	18	21	4	6	8	0	4	0	34	27	25.9
Kentville C.A.	8	15	2	4	0	0	0	0	10	19	-47.4
Kings Subd A SC	15	19	4	4	0	0	0	0	19	23	-17.4
Lunenburg MD	30	14	0	0	0	0	0	0	30	14	114.3
New Glasgow	6	8	0	8	0	0	0	0	6	16	-62.5
Queens RGM	6	4	0	0	0	0	0	1	6	5	20.0
Truro	28	39	2	4	0	10	0	0	30	53	-43.4
West Hants MD	14	19	0	0	0	0	0	1	14	20	-30.0
Yarmouth MD	3	3	0	0	0	0	0	0	3	3	0.0
Total Nova Scotia (10,000+)	286	499	46	88	31	65	306	667	669	1,319	-49.3

Table 3.1c: Completions by Submarket and by Dwelling Type
Nova Scotia
January - December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Halifax	597	929	108	140	95	169	1,050	2,119	1,850	3,357	-44.9
Centres 50,000 - 99,999											
Cape Breton	92	123	60	92	3	27	0	34	155	276	-43.8
Centres 10,000 - 49,999											
Chester MD	37	31	0	0	0	0	0	0	37	31	19.4
East Hants MD	89	66	10	8	19	0	28	0	146	74	97.3
Kentville C.A.	37	51	12	20	11	0	24	0	84	71	18.3
Kings Subd A SC	51	76	10	16	4	0	8	0	73	92	-20.7
Lunenburg MD	66	82	0	0	0	0	0	0	66	82	-19.5
New Glasgow	26	67	20	16	0	0	6	0	52	83	-37.3
Queens RGM	16	11	0	0	4	0	0	1	20	12	66.7
Truro	77	119	18	16	3	19	18	5	116	159	-27.0
West Hants MD	50	55	2	0	0	0	2	2	54	57	-5.3
Yarmouth MD	8	13	0	0	4	0	0	0	12	13	-7.7
Total Nova Scotia (10,000+)	1,146	1,623	240	308	143	215	1,136	2,161	2,665	4,307	-38.1

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type New Brunswick Fourth Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	% Change
Centres 100,000+											
Saint John	50	48	10	2	13	8	36	36	109	94	16.0
Moncton	79	78	100	54	0	4	22	228	201	364	-44.8
Centres 50,000 - 99,999											
Fredericton	108	91	6	2	0	24	83	92	197	209	-5.7
Centres 10,000 - 49,999											
Bathurst	23	20	2	2	4	3	0	0	29	25	16.0
Campbellton	7	4	0	0	0	0	0	0	7	4	75.0
Edmundston	7	12	0	0	0	0	0	0	7	12	-41.7
Miramichi	20	15	0	0	0	0	0	0	20	15	33.3
Total New Brunswick (10,000+)	294	268	118	60	17	39	141	356	570	723	-21.2

Table 3.1d: Completions by Submarket and by Dwelling Type New Brunswick January - December 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Saint John	148	160	26	18	13	18	153	62	340	258	31.8
Moncton	279	316	268	282	37	26	263	611	847	1,235	-31.4
Centres 50,000 - 99,999											
Fredericton	297	337	26	24	15	68	176	312	514	741	-30.6
Centres 10,000 - 49,999											
Bathurst	54	52	6	6	7	11	0	5	67	74	-9.5
Campbellton	15	22	0	0	0	0	4	0	19	22	-13.6
Edmundston	22	27	0	0	10	0	10	0	42	27	55.6
Miramichi	55	47	2	4	0	0	23	24	80	75	6.7
Total New Brunswick (10,000+)	870	961	328	334	82	123	629	1,014	1,909	2,432	-21.5

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
St. John's	3	13	0	0	40	8	130	51
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	1	0
Corner Brook	0	0	0	0	0	4	1	0
Gander	0	0	0	0	0	0	2	3
Grand Falls-Windsor	0	0	0	0	0	0	0	6
Total Newfoundland and Labrador (10,000+)	3	13	0	0	40	12	134	60

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	9	41	0	0	56	242	329	271
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	9	0	0	1	0
Corner Brook	0	0	0	0	0	14	1	41
Gander	0	0	0	0	0	2	12	9
Grand Falls-Windsor	0	0	16	0	0	1	0	16
Total Newfoundland and Labrador (10,000+)	9	41	16	9	56	259	343	337

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Fourth Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 50,000 - 99,999								
Charlottetown	0	12	0	5	24	0	40	18
Centres 10,000 - 49,999								
Summerside	0	0	8	0	0	0	0	0
Total Prince Edward Island (10,000+)	0	12	8	5	24	0	40	18

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - December 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	3	28	8	13	46	0	164	167
Centres 10,000 - 49,999								
Summerside	0	0	16	16	0	0	22	22
Total Prince Edward Island (10,000+)	3	28	24	29	46	0	186	189

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia Fourth Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
Halifax	6	44	17	8	60	161	242	504
Centres 50,000 - 99,999								
Cape Breton	0	0	0	3	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	8	0	0	0	4	0
Kentville C.A.	0	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	0	0
Queens RGM	0	0	0	0	0	0	0	1
Truro	0	0	0	10	0	0	0	0
West Hants MD	0	0	0	0	0	0	0	1
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	6	44	25	21	60	161	246	506

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - December 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	75	122	20	47	92	438	958	1,681
Centres 50,000 - 99,999								
Cape Breton	0	0	3	27	0	0	0	34
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	19	0	0	0	28	0
Kentville C.A.	0	0	11	0	0	0	24	0
Kings Subd A SC	0	0	4	0	0	0	8	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	6	0
Queens RGM	0	0	4	0	0	0	0	1
Truro	0	0	3	19	0	0	18	5
West Hants MD	0	0	0	0	0	0	2	2
Yarmouth MD	4	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	79	122	64	93	92	438	1,044	1,723

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick Fourth Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
Saint John	13	8	0	0	0	0	36	36
Moncton	0	4	0	0	0	12	22	216
Centres 50,000 - 99,999								
Fredericton	0	14	0	10	75	0	8	92
Centres 10,000 - 49,999								
Bathurst	4	3	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	17	29	0	10	75	12	66	344

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick January - December 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	13	18	0	0	0	0	153	62
Moncton	33	26	4	0	0	54	263	557
Centres 50,000 - 99,999								
Fredericton	11	51	4	17	75	30	101	282
Centres 10,000 - 49,999								
Bathurst	7	3	0	8	0	0	0	5
Campbellton	0	0	0	0	0	0	4	0
Edmundston	10	0	0	0	0	0	10	0
Miramichi	0	0	0	0	0	0	23	24
Total New Brunswick (10,000+)	74	98	8	25	75	84	554	930

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
St. John's	358	377	40	21	130	51	528	449
Centres 10,000 - 49,999								
Bay Roberts	13	19	0	0	1	0	14	19
Corner Brook	11	18	0	4	1	0	12	22
Gander	11	14	0	0	2	3	13	17
Grand Falls-Windsor	12	22	0	0	0	6	12	28
Total Newfoundland & Labrador (10,000+)	405	450	40	25	134	60	579	535

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	1,185	1,427	59	251	329	271	1,573	1,949
Centres 10,000 - 49,999								
Bay Roberts	59	86	0	0	1	9	60	95
Corner Brook	54	55	0	14	1	43	55	112
Gander	55	59	0	0	12	9	67	68
Grand Falls-Windsor	39	72	0	0	16	18	55	90
Total Newfoundland & Labrador (10,000+)	1,392	1,699	59	265	359	350	1,810	2,314

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
Fourth Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 50,000 - 99,999								
Charlottetown	62	61	24	12	40	35	126	108
Centres 10,000 - 49,999								
Summerside	14	6	0	0	8	0	22	6
Total Prince Edward Island (10,000+)	76	67	24	12	48	35	148	114

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	163	225	46	24	176	197	385	446
Centres 10,000 - 49,999								
Summerside	24	21	0	0	38	41	62	62
Total Prince Edward Island (10,000+)	187	246	46	24	214	238	447	508

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Fourth Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Centres 100,000+								
Halifax	133	388	60	169	271	516	464	1,073
Centres 50,000 - 99,999								
Cape Breton	40	48	0	0	2	8	42	56
Centres 10,000 - 49,999								
Chester MD	11	10	0	0	0	0	11	10
East Hants MD	22	27	0	0	12	0	34	27
Kentville C.A.	10	19	0	0	0	0	10	19
Kings Subd A SC	19	23	0	0	0	0	19	23
Lunenburg MD	30	14	0	0	0	0	30	14
New Glasgow	5	14	0	0	1	2	6	16
Queens RGM	6	4	0	0	0	1	6	5
Truro	30	38	0	0	0	15	30	53
West Hants MD	12	14	0	0	2	6	14	20
Yarmouth MD	3	3	0	0	0	0	3	3
Total Nova Scotia (10,000+)	321	602	60	169	288	548	669	1,319

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	741	1,161	98	458	1,011	1,738	1,850	3,357
Centres 50,000 - 99,999								
Cape Breton	141	193	0	0	14	83	155	276
Centres 10,000 - 49,999								
Chester MD	37	31	0	0	0	0	37	31
East Hants MD	95	74	2	0	49	0	146	74
Kentville C.A.	49	71	0	0	35	0	84	71
Kings Subd A SC	61	92	0	0	12	0	73	92
Lunenburg MD	66	82	0	0	0	0	66	82
New Glasgow	41	78	0	0	11	5	52	83
Queens RGM	16	11	0	0	4	1	20	12
Truro	91	127	0	0	25	32	116	159
West Hants MD	43	33	0	0	11	24	54	57
Yarmouth MD	12	13	0	0	0	0	12	13
Total Nova Scotia (10,000+)	1,393	1,966	100	458	1,172	1,883	2,665	4,307

Source: CMHC (Starts and Completions Survey)

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013	Q4 2014	Q4 2013
Table 3.4d: Completions by Submarket and by Intended Market New Brunswick Fourth Quarter 2014								
Centres 100,000+								
Saint John	62	56	0	0	47	38	109	94
Moncton	172	128	2	12	27	224	201	364
Centres 50,000 - 99,999								
Fredericton	112	103	75	0	10	106	197	209
Centres 10,000 - 49,999								
Bathurst	29	25	0	0	0	0	29	25
Campbellton	7	3	0	0	0	1	7	4
Edmundston	7	12	0	0	0	0	7	12
Miramichi	20	15	0	0	0	0	20	15
Total New Brunswick (10,000+)	409	342	77	12	84	369	570	723

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - December 2014								
Centres 100,000+								
Saint John	167	191	0	0	173	67	340	258
Moncton	557	602	8	50	282	583	847	1,235
Centres 50,000 - 99,999								
Fredericton	325	396	75	30	114	315	514	741
Centres 10,000 - 49,999								
Bathurst	67	60	0	0	0	14	67	74
Campbellton	15	20	0	0	4	2	19	22
Edmundston	22	26	10	0	10	1	42	27
Miramichi	55	51	0	0	25	24	80	75
Total New Brunswick (10,000+)	1,208	1,346	93	80	608	1,006	1,909	2,432

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador Fourth Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q4 2014	2	0.6	41	12.5	51	15.5	90	27.4	145	44.1	329	385,000	405,617
Q4 2013	7	1.9	48	13.1	96	26.2	82	22.3	134	36.5	367	365,000	394,785
Year-to-date 2014	20	1.8	116	10.2	253	22.2	270	23.6	483	42.3	1,142	377,939	415,435
Year-to-date 2013	21	1.5	183	13.3	404	29.4	306	22.3	459	33.4	1,373	359,000	395,388

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island Fourth Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q4 2014	0	0.0	0	0.0	3	7.5	15	37.5	22	55.0	40	279,450	285,085
Q4 2013	0	0.0	0	0.0	3	8.8	12	35.3	19	55.9	34	274,700	303,603
Year-to-date 2014	0	0.0	0	0.0	13	9.6	47	34.6	76	55.9	136	272,450	303,812
Year-to-date 2013	0	0.0	2	1.1	17	9.8	58	33.3	97	55.7	174	269,450	286,344

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Fourth Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q4 2014	6	25.0	10	41.7	4	16.7	2	8.3	2	8.3	24	193,500	208,917
Q4 2013	7	26.9	6	23.1	6	23.1	4	15.4	3	11.5	26	222,000	237,601
Year-to-date 2014	14	15.4	34	37.4	13	14.3	18	19.8	12	13.2	91	215,000	247,934
Year-to-date 2013	24	20.0	37	30.8	23	19.2	20	16.7	16	13.3	120	215,500	245,188
Halifax CMA													
Q4 2014	4	3.4	7	5.9	17	14.3	27	22.7	64	53.8	119	384,580	406,371
Q4 2013	7	2.5	38	13.6	54	19.3	68	24.3	113	40.4	280	351,000	371,779
Year-to-date 2014	9	1.6	41	7.2	92	16.1	141	24.7	289	50.5	572	375,450	410,786
Year-to-date 2013	12	1.3	85	9.4	191	21.2	207	23.0	406	45.1	901	364,450	396,929
Total Urban Centres in Nova Scotia (50,000+)													
Q4 2014	10	7.0	17	11.9	21	14.7	29	20.3	66	46.2	143	360,750	373,232
Q4 2013	14	4.6	44	14.4	60	19.6	72	23.5	116	37.9	306	347,000	360,378
Year-to-date 2014	23	3.5	75	11.3	105	15.8	159	24.0	301	45.4	663	360,000	388,434
Year-to-date 2013	36	3.5	122	11.9	214	21.0	227	22.2	422	41.3	1,021	349,900	379,095

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Fourth Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q4 2014	0	0.0	4	3.9	22	21.6	37	36.3	39	38.2	102	234,450	249,808
Q4 2013	0	0.0	0	0.0	12	14.6	21	25.6	49	59.8	82	261,950	265,334
Year-to-date 2014	0	0.0	4	1.4	52	18.1	88	30.7	143	49.8	287	249,900	264,942
Year-to-date 2013	0	0.0	2	0.6	42	13.0	98	30.2	182	56.2	324	259,000	266,806
Moncton CMA													
Q4 2014	0	0.0	1	1.4	1	1.4	14	18.9	58	78.4	74	305,550	320,861
Q4 2013	0	0.0	1	1.4	3	4.2	28	39.4	39	54.9	71	256,000	283,582
Year-to-date 2014	2	0.7	1	0.4	8	3.0	65	24.1	194	71.9	270	296,250	318,943
Year-to-date 2013	0	0.0	3	1.0	10	3.5	71	24.7	203	70.7	287	289,900	313,181
Saint John CMA													
Q4 2014	0	0.0	0	0.0	1	3.3	3	10.0	26	86.7	30	337,000	373,973
Q4 2013	0	0.0	1	2.6	1	2.6	12	31.6	24	63.2	38	285,750	290,022
Year-to-date 2014	0	0.0	0	0.0	3	2.5	21	17.8	94	79.7	118	315,000	362,267
Year-to-date 2013	0	0.0	2	1.6	6	4.7	32	25.0	88	68.8	128	281,250	314,255
Total Urban Centres in New Brunswick (50,000+)													
Q4 2014	0	0.0	5	2.4	24	11.7	54	26.2	123	59.7	206	270,000	293,414
Q4 2013	0	0.0	2	1.0	16	8.4	61	31.9	112	58.6	191	260,000	277,029
Year-to-date 2014	2	0.3	5	0.7	63	9.3	174	25.8	431	63.9	675	279,900	303,556
Year-to-date 2013	0	0.0	7	0.9	58	7.8	201	27.2	473	64.0	739	270,000	293,035

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador Fourth Quarter 2014										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	224	-1.3	375	710	780	48.1	284,028	3.6	282,804
	February	223	-5.1	369	622	813	45.4	295,588	14.1	298,862
	March	269	-2.9	363	746	830	43.7	281,210	8.5	280,460
	April	301	2.7	367	1,002	834	44.0	289,681	5.7	291,697
	May	349	-32.5	348	1,122	830	41.9	274,342	7.2	275,719
	June	403	-28.0	350	1,038	864	40.5	289,828	9.3	284,431
	July	494	0.2	356	1,081	805	44.2	288,517	5.4	282,823
	August	461	-5.1	357	929	849	42.0	288,660	10.0	283,210
	September	412	5.1	350	842	818	42.8	269,036	-0.9	277,291
	October	469	5.6	373	866	869	42.9	272,267	-0.1	280,455
	November	390	-0.8	361	753	955	37.8	282,123	2.8	284,810
	December	308	-7.5	334	359	822	40.6	289,279	0.3	281,996
2014	January	191	-14.7	311	766	837	37.2	279,236	-1.7	278,081
	February	200	-10.3	333	750	983	33.9	308,851	4.5	311,331
	March	246	-8.6	347	778	889	39.0	288,865	2.7	287,985
	April	249	-17.3	314	886	753	41.7	279,071	-3.7	280,507
	May	347	-0.6	358	1,219	963	37.2	295,199	7.6	296,994
	June	436	8.2	362	1,213	945	38.3	294,158	1.5	288,717
	July	477	-3.4	353	1,220	966	36.5	294,815	2.2	288,621
	August	428	-7.2	343	1,032	960	35.7	293,548	1.7	288,507
	September	430	4.4	355	1,111	1,006	35.3	264,650	-1.6	272,860
	October	432	-7.9	335	994	981	34.1	266,346	-2.2	274,592
	November	334	-14.4	337	646	895	37.7	273,177	-3.2	275,556
	December	330	7.1	351	375	813	43.2	273,769	-5.4	267,933
	Q4 2013	1,167	-0.3	1,068	1,978	2,646	40.4	280,050	0.8	282,409
	Q4 2014	1,096	-6.1	1,023	2,015	2,689	38.0	270,663	-3.4	272,625
	YTD 2013	4,303	-7.5		10,070			283,101	5.3	
	YTD 2014	4,100	-4.7		10,990			283,671	0.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Prince Edward Island Fourth Quarter 2014										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	76	-40.6	134	235	270	49.6	149,218	2.1	149,218
	February	85	-22.7	135	172	256	52.7	157,361	1.4	157,361
	March	102	-20.9	130	272	296	43.9	151,243	-7.4	151,243
	April	143	22.2	155	376	291	53.3	166,597	16.5	166,597
	May	149	16.4	131	509	311	42.1	166,994	9.0	166,994
	June	148	-3.9	117	398	304	38.5	142,002	-13.5	142,002
	July	166	-1.8	115	414	294	39.1	169,864	9.7	169,864
	August	135	-24.6	98	319	296	33.1	159,432	9.5	159,432
	September	137	-11.6	106	257	299	35.5	143,354	-1.4	143,354
	October	119	-16.2	101	283	359	28.1	154,576	3.0	154,576
	November	105	-16.7	103	202	310	33.2	151,363	3.2	151,363
	December	60	-22.1	100	95	246	40.7	149,021	-9.6	149,021
2014	January	63	-17.1	113	266	309	36.6	159,972	7.2	159,972
	February	75	-11.8	123	214	319	38.6	164,176	4.3	164,176
	March	81	-20.6	111	281	313	35.5	174,311	15.3	174,311
	April	109	-23.8	115	326	246	46.7	167,050	0.3	167,050
	May	132	-11.4	123	521	330	37.3	177,533	6.3	177,533
	June	142	-4.1	111	517	371	29.9	150,886	6.3	150,886
	July	155	-6.6	115	466	331	34.7	153,964	-9.4	153,964
	August	142	5.2	111	334	320	34.7	146,055	-8.4	146,055
	September	171	24.8	130	311	325	40.0	161,794	12.9	161,794
	October	144	21.0	122	255	316	38.6	174,871	13.1	174,871
	November	91	-13.3	108	188	311	34.7	180,487	19.2	180,487
	December	75	25.0	98	141	330	29.7	169,877	14.0	169,877
	Q4 2013	284	-17.7	304	580	915	33.2	152,214	0.1	151,660
	Q4 2014	310	9.2	328	584	957	34.3	175,312	15.2	175,228
	YTD 2013	1,425	-11.7		3,532			156,108	2.5	
	YTD 2014	1,380	-3.2		3,820			163,911	5.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Nova Scotia Fourth Quarter 2014											
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	505	-10.8	818	1,492	1,680	48.7	224,322	6.1	231,008
	February	577	-29.5	769	1,376	1,682	45.7	211,772	-4.9	210,010
	March	625	-29.9	719	1,806	1,592	45.2	222,688	-1.2	216,958
	April	911	-11.6	739	2,569	1,877	39.4	223,797	-6.1	213,081
	May	1,112	-9.7	789	2,579	1,755	45.0	229,646	-3.2	213,748
	June	960	-18.8	735	2,017	1,700	43.2	224,839	0.0	217,103
	July	982	-9.4	751	2,095	1,733	43.3	215,094	-2.1	213,078
	August	936	1.5	840	1,746	1,724	48.7	212,268	1.7	218,812
	September	722	-7.6	735	1,710	1,795	40.9	209,567	0.0	218,085
	October	755	-9.7	749	1,519	1,741	43.0	203,144	-2.1	214,323
	November	603	-6.7	732	1,242	1,803	40.6	209,997	0.6	216,149
	December	463	3.3	773	693	1,761	43.9	208,555	1.8	213,336
2014	January	418	-17.2	684	1,497	1,702	40.2	201,714	-10.1	207,601
	February	515	-10.7	688	1,315	1,620	42.5	218,261	3.1	216,507
	March	659	5.4	710	1,910	1,727	41.1	213,336	-4.2	207,671
	April	770	-15.5	684	2,301	1,706	40.1	219,808	-1.8	209,621
	May	994	-10.6	729	2,546	1,785	40.8	233,715	1.8	217,563
	June	1,023	6.6	753	2,261	1,834	41.1	220,155	-2.1	212,868
	July	993	1.1	766	2,044	1,725	44.4	224,287	4.3	222,309
	August	812	-13.2	759	1,779	1,813	41.9	210,370	-0.9	216,626
	September	814	12.7	776	1,763	1,730	44.9	204,260	-2.5	212,877
	October	757	0.3	758	1,345	1,548	49.0	202,749	-0.2	213,780
	November	587	-2.7	752	1,061	1,635	46.0	206,251	-1.8	212,378
	December	479	3.5	761	690	1,684	45.2	207,429	-0.5	212,536
	Q4 2013	1,821	-5.6	2,254	3,454	5,305	42.5	206,789	-0.2	214,578
	Q4 2014	1,823	0.1	2,271	3,096	4,867	46.7	205,106	-0.8	212,899
	YTD 2013	9,151	-12.3		20,844			217,192	-1.5	
	YTD 2014	8,821	-3.6		20,512			215,146	-0.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5d: MLS® Residential Activity for New Brunswick Fourth Quarter 2014											
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	316	2.9	534	1,260	1,321	40.4	153,368	2.6	156,609
	February	397	-13.1	523	1,068	1,308	40.0	156,119	-0.2	159,246
	March	428	-10.6	507	1,419	1,288	39.4	163,566	2.3	163,030
	April	599	-4.2	516	1,761	1,313	39.3	165,434	-0.5	160,939
	May	821	8.3	571	1,751	1,222	46.7	173,256	-1.3	159,143
	June	701	-4.2	552	1,430	1,228	45.0	167,878	-1.6	160,026
	July	674	4.3	519	1,552	1,286	40.4	159,502	1.6	159,464
	August	607	0.5	529	1,232	1,233	42.9	164,824	2.3	163,966
	September	524	-5.2	488	1,223	1,277	38.2	159,702	5.7	164,823
	October	476	-12.2	479	1,148	1,296	37.0	155,414	-1.1	161,159
	November	437	1.4	540	836	1,243	43.4	156,787	-0.4	159,545
	December	302	12.3	520	480	1,145	45.4	160,867	6.6	168,767
2014	January	297	-6.0	494	1,276	1,311	37.7	160,451	4.6	163,945
	February	379	-4.5	497	1,199	1,457	34.1	159,201	2.0	162,656
	March	466	8.9	550	1,376	1,257	43.8	156,795	-4.1	156,342
	April	539	-10.0	472	1,562	1,148	41.1	161,821	-2.2	157,502
	May	665	-19.0	481	1,985	1,464	32.9	178,609	3.1	163,736
	June	637	-9.1	468	1,877	1,531	30.6	166,208	-1.0	158,618
	July	731	8.5	572	1,664	1,385	41.3	164,146	2.9	163,955
	August	638	5.1	572	1,326	1,382	41.4	162,110	-1.6	161,159
	September	647	23.5	566	1,447	1,419	39.9	154,338	-3.4	159,513
	October	557	17.0	553	1,223	1,343	41.2	153,312	-1.4	159,007
	November	387	-11.4	510	839	1,335	38.2	160,766	2.5	163,716
	December	330	9.3	537	611	1,353	39.7	155,078	-3.6	162,689
	Q4 2013	1,215	-2.2	1,539	2,464	3,684	41.8	157,263	0.9	163,163
	Q4 2014	1,274	4.9	1,600	2,673	4,031	39.7	156,034	-0.8	161,743
	YTD 2013	6,282	-1.9		15,160			162,652	1.0	
	YTD 2014	6,273	-0.1		16,385			161,803	-0.5	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Newfoundland and Labrador Fourth Quarter 2014

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2013	January - March	593	3.0	5.2	234.3	11.9	425	71.6	910	1,417,496	98.53
	April - June	590	3.0	5.1	233.0	11.5	-213	78.7	918	1,684,309	96.90
	July - September	597	3.1	5.3	231.3	10.8	716	76.5	928	1,627,182	96.45
	October - December	601	3.1	5.3	233.7	11.3	-292	65.6	935	1,537,451	94.69
2014	January - March	591	3.1	5.2	232.3	11.8	-1,191	65.4	966	1,473,878	90.18
	April - June	570	3.1	4.8	224.8	12.4	-50	79.1	941	1,771,882	92.39
	July - September	570	3.1	4.8	226.1	12.9	-51	74.3	958	1,616,120	90.97
	October - December	570	3.1	4.8	228.8	11.3		92.7	980		87.43

Table 6.1a: Growth[1] of Economic Indicators for Newfoundland and Labrador Fourth Quarter 2014

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2013	January - March	-0.5	-0.3	0.0	3.1	-1.1	**	-11.4	0.9	-9.2	-1.8
	April - June	-1.9	-0.2	-0.2	1.1	-0.9	-120.3	31.1	4.4	-21.7	-1.8
	July - September	0.3	0.0	0.0	0.8	-1.8	-29.6	4.3	4.2	-6.7	-4.5
	October - December	1.0	0.1	0.1	-0.1	-0.7	-196.4	-17.8	3.4	-11.4	-5.7
2014	January - March	-0.5	0.1	0.0	-0.8	-0.1	**	-8.6	6.1	4.0	-8.5
	April - June	-3.4	0.1	-0.4	-3.5	0.9	-76.5	0.6	2.5	5.2	-4.7
	July - September	-4.6	0.0	-0.5	-2.2	2.1	-107.1	-2.9	3.2	-0.7	-5.7
	October - December	-5.2	0.0	-0.6	-2.1	0.0		41.3	4.7		-7.7

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Prince Edward Island, Fourth Quarter 2014

		Interest Rates: P & I Per $100,000	Interest Rates: Mortgage Rates (%) 1 Yr. Term	Interest Rates: Mortgage Rates (%) 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
2013	January - March	593	3.0	5.2	74.8	11.7	-72	71.6	728	292,709	98.53
	April - June	590	3.0	5.1	74.3	11.2	262	78.7	739	402,280	96.90
	July - September	597	3.1	5.3	73.7	11.2	-44	76.5	730	388,676	96.45
	October - December	601	3.1	5.3	73.9	11.3	-80	65.6	743	372,047	94.69
2014	January - March	591	3.1	5.2	74.5	11.5	347	65.4	769	311,884	90.18
	April - June	570	3.1	4.8	73.5	11.3	438	79.1	754	439,822	92.39
	July - September	570	3.1	4.8	74.3	9.7	178	74.3	757	439,704	90.97
	October - December	570	3.1	4.8	74.6	10.2		92.7	769		87.43

Table 6.1b: Growth[1] of Economic Indicators for Prince Edward Island, Fourth Quarter 2014

		Interest Rates: P & I Per $100,000	Interest Rates: Mortgage Rates 1 Yr. Term	Interest Rates: Mortgage Rates 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
2013	January - March	-0.5	-0.3	0.0	3.9	0.4	-129.1	-11.4	0.8	4.4	-1.8
	April - June	-1.9	-0.2	-0.2	2.4	-0.3	-24.3	31.1	0.6	5.7	-1.8
	July - September	0.3	0.0	0.0	1.3	-0.1	-129.7	4.3	-1.5	17.7	-4.5
	October - December	1.0	0.1	0.1	0.6	0.0	-65.5	-17.8	1.2	19.5	-5.7
2014	January - March	-0.5	0.1	0.0	-0.4	-0.2	**	-8.6	5.6	6.6	-8.5
	April - June	-3.4	0.1	-0.4	-1.0	0.1	67.2	0.6	2.1	9.3	-4.7
	July - September	-4.6	0.0	-0.5	0.8	-1.6	**	-2.9	3.8	13.1	-5.7
	October - December	-5.2	0.0	-0.6	0.9	-1.1		41.3	3.4		-7.7

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Nova Scotia Fourth Quarter 2014

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2013	January - March	593	3.0	5.2	453.9	9.5	-823	71.6	769	2,448,101	98.53
	April - June	590	3.0	5.1	456.4	8.9	-198	78.7	790	2,683,674	96.90
	July - September	597	3.1	5.3	454.7	8.8	-578	76.5	785	2,553,497	96.45
	October - December	601	3.1	5.3	451.0	9.1	469	65.6	793	1,796,270	94.69
2014	January - March	591	3.1	5.2	448.6	8.9	-432	65.4	801	1,625,155	90.18
	April - June	570	3.1	4.8	447.5	8.8	662	79.1	807	1,894,287	92.39
	July - September	570	3.1	4.8	445.5	9.0	1,008	74.3	818	1,939,984	90.97
	October - December	570	3.1	4.8	449.0	8.6		92.7	833		87.43

Table 6.1c: Growth[1] of Economic Indicators for Nova Scotia Fourth Quarter 2014

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2013	January - March	-0.5	-0.3	0.0	-0.9	1.2	**	-11.4	0.6	-2.8	-1.8
	April - June	-1.9	-0.2	-0.2	0.7	-0.4	-165.6	31.1	1.8	-0.5	-1.8
	July - September	0.3	0.0	0.0	-0.4	-0.5	46.0	4.3	2.1	-6.5	-4.5
	October - December	1.0	0.1	0.1	-0.6	-0.1	**	-17.8	3.4	-30.6	-5.7
2014	January - March	-0.5	0.1	0.0	-1.2	-0.5	-47.5	-8.6	4.2	-33.6	-8.5
	April - June	-3.4	0.1	-0.4	-1.9	0.0	**	0.6	2.1	-29.4	-4.7
	July - September	-4.6	0.0	-0.5	-2.0	0.2	**	-2.9	4.2	-24.0	-5.7
	October - December	-5.2	0.0	-0.6	-0.4	-0.5		41.3	5.1		-7.7

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6d: Level of Economic Indicators for New Brunswick Fourth Quarter 2014

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2013	January - March	593	3.0	5.2	351.5	10.6	-503	71.6	762	4,942,657	98.53
	April - June	590	3.0	5.1	349.1	10.8	238	78.7	768	5,226,159	96.90
	July - September	597	3.1	5.3	351.0	10.4	-770	76.5	801	4,903,190	96.45
	October - December	601	3.1	5.3	352.0	9.8	-265	65.6	791	5,241,888	94.69
2014	January - March	591	3.1	5.2	353.6	9.8	-556	65.4	770	4,574,214	90.18
	April - June	570	3.1	4.8	351.3	10.1	-121	79.1	779	5,017,625	92.39
	July - September	570	3.1	4.8	352.2	9.4	472	74.3	791	5,003,465	90.97
	October - December	570	3.1	4.8	350.4	9.7		92.7	803		87.43

Table 6.1d: Growth [1] of Economic Indicators for New Brunswick Fourth Quarter 2014

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2013	January - March	-0.5	-0.3	0.0	0.1	0.7	119.7	-11.4	1.6	5.1	-1.8
	April - June	-1.9	-0.2	-0.2	-1.6	1.2	-52.2	31.1	3.2	2.6	-1.8
	July - September	0.3	0.0	0.0	-0.2	-0.2	8.0	4.3	6.7	-0.7	-4.5
	October - December	1.0	0.1	0.1	0.9	-1.4	-44.8	-17.8	3.1	7.4	-5.7
2014	January - March	-0.5	0.1	0.0	0.6	-0.8	10.5	-8.6	1.1	-7.5	-8.5
	April - June	-3.4	0.1	-0.4	0.6	-0.7	-150.8	0.6	1.5	-4.0	-4.7
	July - September	-4.6	0.0	-0.5	0.3	-1.0	-161.3	-2.9	-1.2	2.0	-5.7
	October - December	-5.2	0.0	-0.6	-0.5	-0.1		41.3	1.6		-7.7

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

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